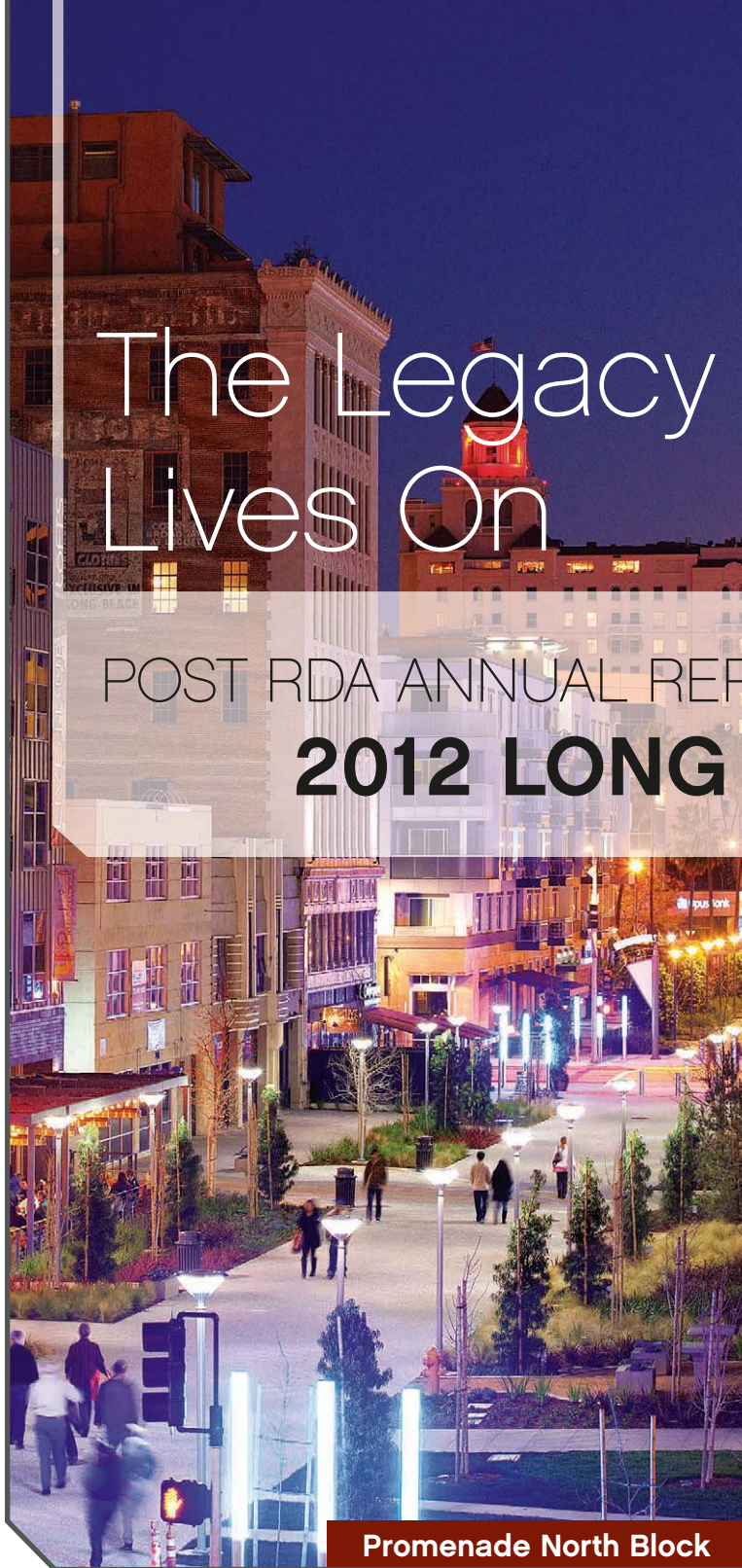


# The Legacy Lives On

POST RDA ANNUAL REPORT

## 2012 LONG BEACH



Photographs by the Long Beach  
Business Journal's Thomas McConville.

The energy, foresight and commitment to excellence that has been emblematic of the former Long Beach Redevelopment Agency will continue to leave a positive, lasting impression on our great city.



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# ACKNOWLEDGEMENTS

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Dear Community Member,

On February 1, 2012, the Long Beach Redevelopment Agency (LBRDA) was officially dissolved. But the legacy of the LBRDA and its vital projects continues to live on. Over the past year, City staff have worked diligently and collaboratively to ensure compliance with all legal requirements surrounding the dissolution of the LBRDA.

In complying with the dissolution requirements set forth by legislation, the City of Long Beach expanded the role of our City Council, establishing it as the Successor Agency assuming the responsibilities of the former LBRDA. An Oversight Board was formed tasked with supervising all activities completed by the Successor Agency. Currently, we are continuing to develop the legally mandated Long Range Property Management Plan (LRPMP), which outlines the disposition of former LBRDA-owned properties. The City is doing everything in its power to ensure the best outcome for these assets as well as the neighborhoods and communities connected to them.

While meeting these complex requirements, we also dramatically reduced the size of our workforce across multiple divisions, including Housing Services, Neighborhood Services, Planning, and Redevelopment. Even with these dwindling resources, our staff completed a tremendous amount of work to wind-down the LBRDA accurately and efficiently. We applaud their tireless efforts and their dedication during this very challenging time. We must also take a moment to acknowledge the efforts of our Successor Agency and Oversight Board, who continue to put the best interests and needs of the City of Long Beach first and foremost.

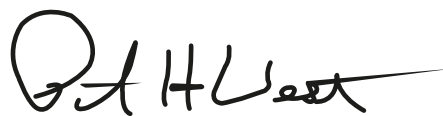
The work of the former LBRDA has made a lasting and positive impact on our City's neighborhoods, communities, businesses and economic vitality. Many of the projects started by the former LBRDA have created a safer community and have helped our City improve its infrastructure, revitalize its neighborhoods, and spur economic growth. You'll read about many of these key projects in the pages of this report.

More than a retrospective of finished projects, this report also provides a vision for tomorrow. The LBRDA was founded with one mission in mind: To Build a Better Long Beach. And while the LBRDA is no longer with us, its mission lives on in the works, efforts and collaborations of our City's agencies, residents, businesses and community leaders. We invite you to join us as we continue to build on the legacy of the LBRDA.

Respectfully,



Amy J. Bodek, AICP  
Director, Long Beach Development Services



Patrick H. West,  
City Manager



# DISSOLVING THE LONG BEACH REDEVELOPMENT AGENCY:

## STEPS TO A SUCCESSFUL TRANSITION

### Overseeing the Dissolution

To promote a smooth dissolution process, the City of Long Beach assumed the responsibilities of the former LBRDA, taking on the role of Successor Agency and administrator during the wind-down process. This included the completion of key projects launched by the LBRDA, as well as identifying and meeting financial obligations. Additionally, an Oversight Board composed of representatives from local agencies was established to oversee the unwinding of the former Redevelopment Agency.

In an attempt to stabilize the State of California's 2011-12 budget, in June 2011 the Legislature approved two pieces of legislation: ABx1 26, which imposed a freeze on all State Redevelopment Agencies' (RDA) ability to incur new debt, make loans, or enter into new contracts and called for the dissolution of RDAs effective October 1, 2011; and ABx1 27 which allowed RDAs to opt into a voluntary alternative program to avoid the dissolution associated with ABx1 26. The League of California Cities filed petitions with the California Supreme Court (Court) challenging the legislation. In December 2011 the Court upheld ABx1 26, but found ABx1 27 unconstitutional. As a result of the legislation, on February 1, 2012 the more than 400 redevelopment agencies across the state, among them the Long Beach Redevelopment Agency (LBRDA), were dissolved, setting the RDA unwinding process in motion.

Since the Supreme Court ruling, the City of Long Beach has worked diligently to comply with the legislation. In doing so, the City has focused on meeting existing financial obligations of the former RDA and transferring available RDA-generated funds to other purposes that benefit our City and its residents.

### Identifying Financial Obligations

As the next step in the wind-down process, the City developed a list of redevelopment obligations, known as the Enforceable Obligation Payment Schedule (EOPS). The Agency also developed bi-annual Recognized Obligation Payment Schedules (ROPS). These ROPS laid out the amounts and types of expenditures for approved enforceable obligations in 6-month periods.

### Paying Financial Obligations

Funds that would have been distributed to the LBRDA as tax increment revenue were redirected to a Redevelopment Property Tax Trust Fund. This trust fund was used to pay the financial obligations identified in the EOPS and ROPS. Leftover funds in the trust were then distributed to local taxing entities with jurisdiction in the redevelopment project areas.

### Transferring Housing Assets

The former LBRDA's housing functions and most of its housing assets — including property, rental payments, bond proceeds, certain loan repayments, and other small revenue sources — were transferred to a separate Successor Housing Agency. The exception to this is the former LBRDA's unencumbered Low and Moderate Income Housing Fund assets, which were distributed as property tax proceeds to the affected local taxing entities.

### Reviewing Our Actions

During the wind-down process, staff worked closely with the State Department of Finance (DOF) to review Oversight Board actions as well as the transfer of redevelopment assets completed during the first half of 2011. The process of dissolving the LBRDA was a long and complex one, requiring significant cooperation and collaboration across multiple local and state agencies. By adhering closely to the requirements of the legislation, the City of Long Beach, our Successor Agency and Oversight Board succeeded in complying with the legal requirements while winding down the LBRDA with as minimal impact as possible to our community.

## SUCCESSOR AGENCY

Under ABx1 26, a Successor Agency was created for each dissolved RDA in the State of California and charged with winding down the dissolved RDA's affairs, including making payments due for enforceable obligations, disposing of the dissolved RDA's assets (other than housing assets), and remitting unencumbered balances of the dissolved RDA to the County Auditor Controller for distribution to the affected taxing entities. Except for certain housing assets, the assets of the dissolved RDA were transferred to the Successor Agency for this unwinding process.

On January 17, 2012, the Long Beach City Council adopted the resolution to act as the Successor Agency to the Redevelopment Agency of the City of Long Beach.

### Successor Agency members are:

**Mayor Bob Foster**

**Dr. Robert Garcia**

Vice Mayor and Councilmember  
District 1

**Dr. Suja Lowenthal**

Councilmember  
District 2

**Gary DeLong**

Councilmember  
District 3

**Patrick O'Donnell**

Councilmember  
District 4

**Gerrie Schipske**

Councilmember  
District 5

**Dee Andrews**

Councilmember  
District 6

**James Johnson**

Councilmember  
District 7

**Al Austin**

Councilmember  
District 8

**Steven Neal**

Councilmember  
District 9

## OVERSIGHT BOARD

The Successor Agency's activities are supervised by an Oversight Board. ABx1 26 provides for a seven-member Oversight Board appointed by or representing the following: County Board of Supervisors (two members); Mayor (one member); County Superintendent of Education (one member); Chancellor of California Community Colleges (one member); largest special district taxing entity (one member); former Redevelopment Agency employee appointed by Mayor (one member).

The Oversight Board has a fiduciary responsibility to the holders of Enforceable Obligations and to the taxing entities that benefit from the distribution of property tax and other revenues that remain following the discharge of the Enforceable Obligations. ABx1 26 requires the Oversight Board to direct the Successor Agency to determine whether contracts, agreements, or other arrangements between the former Redevelopment Agency and private parties should be terminated or renegotiated to reduce the Successor Agency's liabilities and to increase net revenues to the taxing entities. The actions of the Oversight Board are subject to review by the Director of the State's Department of Finance and may be subject to disapproval or modification.

### Members of the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach are:

**Jane Netherton**, Chair  
Public Appointee Representing  
the County of Los Angeles

**Eloy Ortiz Oakley**, Vice Chair  
Representing the Long Beach  
Community College District

**Carol R. Meyer**  
Representing the Board of Supervisors  
for the County of Los Angeles

**James Novak**  
Representing the Los Angeles County  
Board of Education

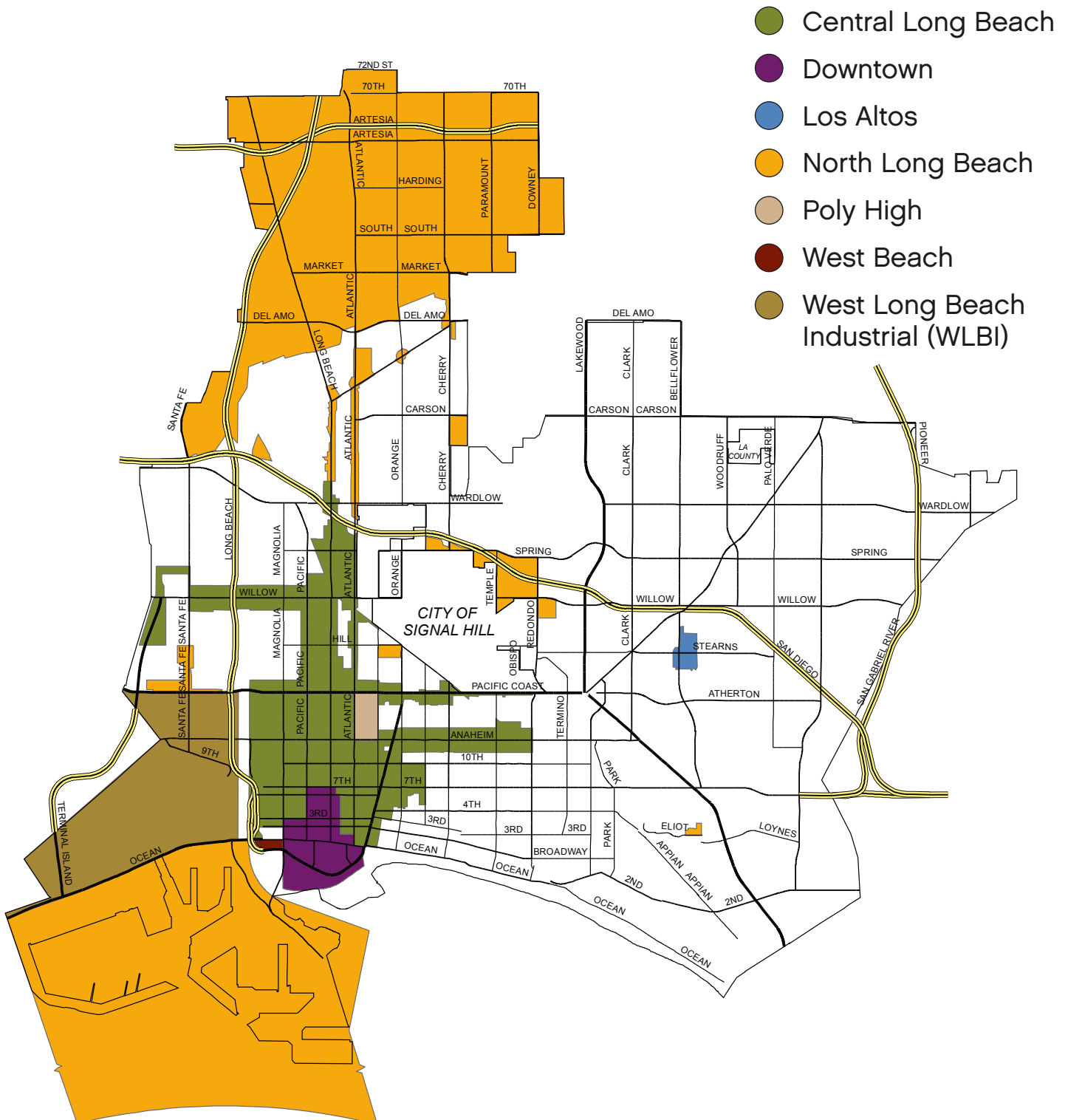
**Richard R. Powers**  
Representing the County of Los Angeles  
Flood Control District

**Teer L. Strickland**  
Public Appointee Representing  
the City of Long Beach

**Ellie Tolentino**  
Former Employee Appointee Representing  
the City of Long Beach

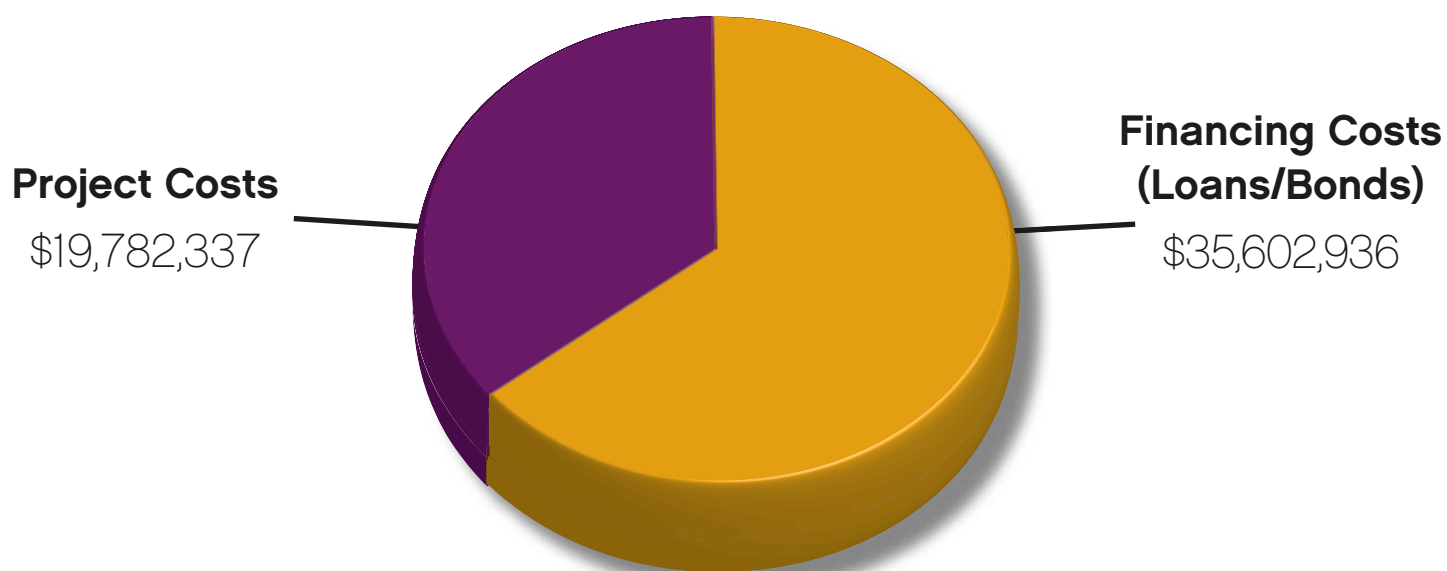
# FORMER REDEVELOPMENT PROJECT AREAS

AS OF THE DISSOLUTION OF THE  
LBRDA - FEBRUARY 1, 2012



## EXPENDITURES

### FY12 Total Expenditures by Program



### FY12 Expenditures by Program and Project Area

	Central	Downtown	Los Altos	North	Poly	West Beach	WLBI	Total
<b>Financing Costs (Loans/Bonds)</b>	3,526,091	9,077,554	474,080	16,870,369	240,866	823,409	4,590,568	\$35,602,936
<b>Project Costs</b>	10,198,460	1,007,723	-	5,059,841	69,257	-	3,447,056	\$19,782,337
<b>TOTAL</b>	\$13,724,552	\$10,085,277	\$474,080	\$21,930,210	\$310,123	\$823,409	\$8,037,624	\$55,385,273

FY12 expenditures include both those of the former Long Beach Redevelopment Agency (October 1, 2011 through January 31, 2012) and those of the Successor Agency (February 1, 2012 through September 30, 2012). Expenditures represent enforceable obligations as listed on the Enforceable Obligation Payment Schedule.



## PROJECT AREA DOWNTOWN

## The Promenade

Recognizing the need for more open space downtown, the Redevelopment Agency developed a Promenade Open Space Master Plan based on input from Downtown stakeholders, developers and representatives from City departments. The Plan called for an aesthetically pleasing, well-lit pedestrian walkway connecting the south waterfront to the residential, commercial, and restaurant uses north of Ocean Boulevard. Additionally, the Plan called for upsized storm drains on each block, and pedestrian amenities such as public art, seating, landscaping and water features.

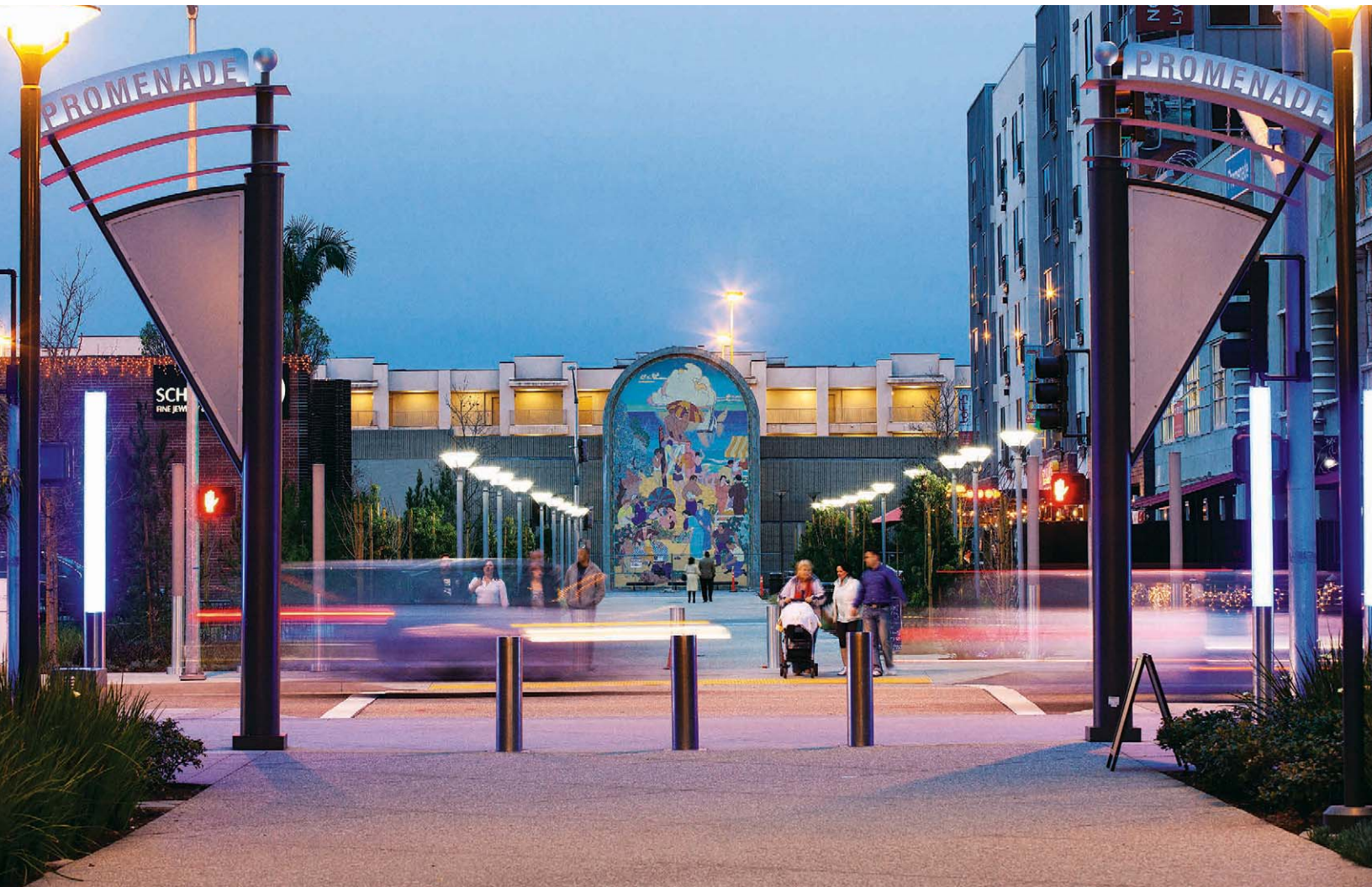
The South Block, between Ocean Boulevard and 1st Street, enhances the linkage from the heart of Downtown to the Convention & Entertainment Center and The Pike. The improvements include new hardscape, landscape, pneumatic bollards, blue “light sticks” at crosswalks, pedestrian lighting, seating, and bike racks. The South Block also features decorative paving representing the ocean and public art sculptures.

The Mid Block, between 1st Street and Broadway, includes Promenade Square, a new passive park, featuring two artistic water walls, in addition to the amenities mentioned above. A new expanded Bikestation facility offers bicycle rentals, retail and repair, and features 100 24/7 secured bike parking spaces and shower facilities for members.

The North Block, between Broadway and 3rd Street, features a dog stop area, community chess tables, and decorative paving representing the wetlands, plus the previously mentioned amenities. In conjunction with the Mid and South Blocks, all three blocks create a beautifully landscaped pedestrian corridor from which to view the historic WPA mosaic mural, Long Beach Recreation, located in Harvey Milk Promenade Park at The Promenade’s terminus on 3rd Street.







Development and improvement of The Promenade has resulted in significant private investment. Several upscale restaurants with outdoor dining have recently opened along The Promenade, enhancing visitors' experiences.

**Total Project Cost: \$11,769,000**

**Total LBRDA Contribution: \$11,769,000**

**FY12 LBRDA Contribution: \$331,107**

Photographs by the Long Beach  
Business Journal's Thomas McConville.





## Governor George Deukmejian COURTHOUSE

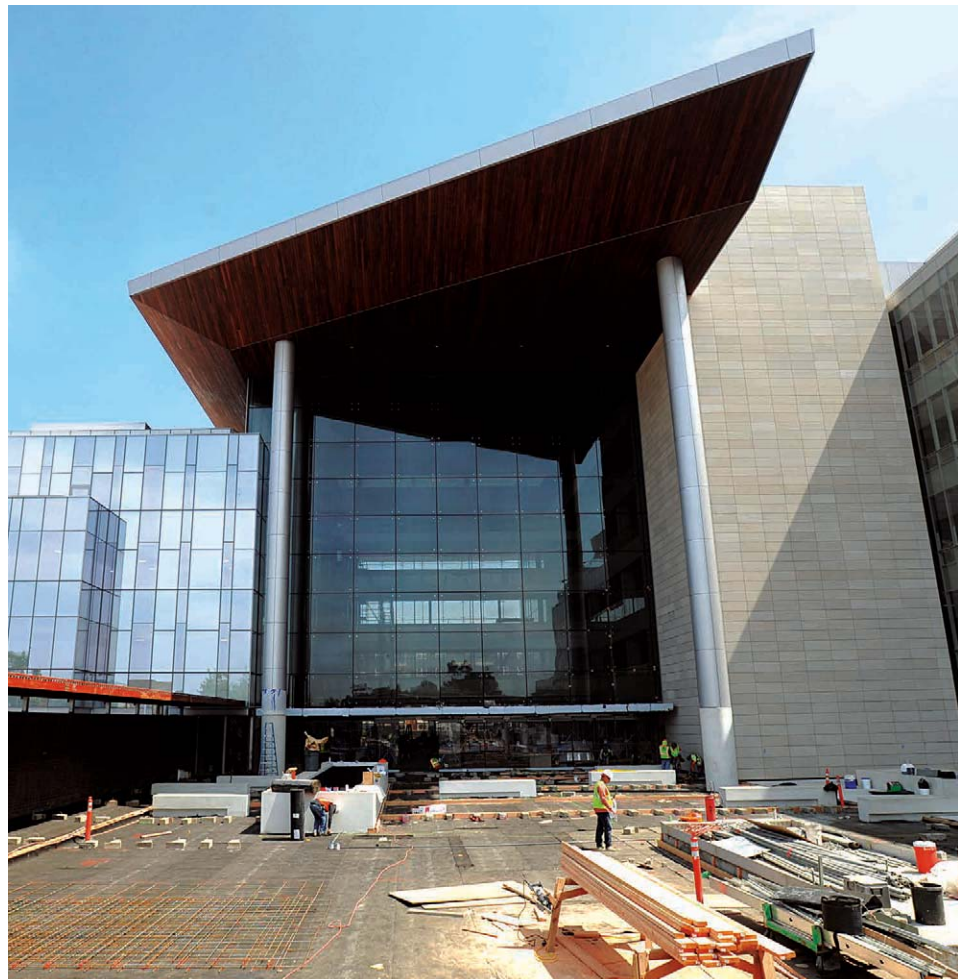
The Governor George Deukmejian Courthouse is a five-story, 545,000-square-foot building that will house 31 courtrooms, with space for future expansion, and court administration offices, with lease space available for various Los Angeles County bureaus as well as retail opportunities.

The courthouse is built in the city's West Gateway area, on six acres bounded by West Broadway, Maine Avenue, West Third Street and Magnolia Avenue. It will replace the 50-year-old, functionally obsolete, building at 415 W. Ocean Blvd. This facility is the first social infrastructure project in the United States procured under the principles of Performance-Based Infrastructure (PBI) contracting. The LBRDA's involvement was primarily in property acquisition and site assembly.

The Governor George Deukmejian Courthouse will provide space and services for a high volume of criminal, traffic, civil and family judicial proceedings of the Superior Court of Los Angeles County. Completion date August 2013.

**Total Project Cost: \$490,000,000**  
**LBRDA Contribution: \$7,000,000**  
**FY12 LBRDA Contribution: \$2,000,000**

## PROJECT AREA DOWNTOWN





## American HOTEL

Built in 1905, the American Hotel is one of the rare surviving original commercial buildings in downtown Long Beach. The building features design elements from the Romanesque Revival era and represents a significant historic resource for the city. The adaptive reuse of this historic landmark will eliminate a physical and economic blight in the Downtown core. Additionally, completion of this project will leverage other resources such as nearby LBRDA investments on The Promenade and a \$25,000 grant that the Developer received from the Long Beach Navy Memorial Heritage Association toward the cost of the facade restoration.

The American Hotel will be redeveloped as a mixed-use structure, including a complete restoration of the existing facade and shell, with new creative office space on the upper floors and retail on the ground floor. The proposed project will include approximately 3,670-square-feet of retail space on the ground floor and 7,000 square feet of creative office space on the second and third floors.

Per the approved Cultural Heritage Commission plans, the exterior facade work will include restoration of all remaining original elements and reproduction of non-original elements. The project scope also includes removal and replacement of severely damaged portions of the historic City sidewalk in front of the building. When complete, the site will serve as the headquarters for InterTrend Communications. Anticipated completion for the office space is December 2013, with the commercial space to follow in early 2014.

**Total Project Cost: \$2,158,000**  
**LBRDA Contribution: \$416,403**  
**FY12 LBRDA Contribution: \$8,652**



Before



Proposed Rendering



## PROJECT AREA CENTRAL

McBride Park  
EXPANSION

The McBride Park expansion was a collaborative effort between the Department of Parks, Recreation and Marine and the former LBRDA. The project completely renovated a highly utilized neighborhood park by adding a new Teen Center and Skate Park. The expansion of the existing park and construction of the new teen center and skate park came to fruition through the acquisition of adjacent property funded by the former LBRDA.

The new 5,000-square-foot Teen Center features a computer lab, study room and tutoring counseling office, game area, multipurpose room and kitchen. In addition, it allows senior and teen activities to be programmed separately.



The Ernest McBride Skate Park, a 9,000-square-foot skate area that features integrated cobblestone, landscaping and sculptural elements, was a highly anticipated addition to the park. The Tony Hawk Foundation selected the Ernest McBride Skate Park as its "Spotlight Project of the Year." McBride Park celebrated its grand reopening in 2012.

**Total Project Cost: \$5,900,000**  
**LBRDA Contribution: \$3,400,000**  
**FY12 LBRDA Contribution: \$600,664**





## Orizaba Park

### EXPANSION

Orizaba Park is a heavily utilized neighborhood park that was in need of basic infrastructure improvements and upgraded park amenities. To address this need, the former LBRDA invested \$3,900,000 to acquire approximately 1.1 acres of dilapidated and violence prone industrial properties that allowed for the park expansion and renovation. Agency staff, in collaboration with the Department of Parks, Recreation and Marine and the local community, developed a comprehensive master plan for the park. A series of community workshops were held that took the stakeholders from a broad visioning process to a detailed understanding of desired park amenities.

Construction of the park improvements was completed in 2011 and included a 1.1-acre expansion of the existing park with a new full-court basketball court, skate park area, exercise stations, a new walking path, security lighting, park furnishings, landscaping and ADA improvements, a new perimeter block wall, an off-street parking lot and an artwork installation paying tribute to the old Zaferia Red Car Train that ran through the middle of the park. The art piece, entitled "The Train Has Left the Station," was designed and fabricated by local artist Patrick Vogel. The 12-foot by 10-foot stainless steel replica of the Red Car that historically ran from Long Beach to Los Angeles is located on the former Pacific Electric Right-of-Way that bisects the park, and memorializes the importance of trains in the City's development. Now a total of 3.8 acres, Orizaba Park provides new recreational opportunities for the surrounding community and is the future home of a new Community Center that was made possible by the park expansion.

**Total Project Cost: \$5,300,000**

**LBRDA Contribution: \$5,300,000**

**FY12 LBRDA Contribution: \$422,682**



Photograph by  
Hirsch and Associates



## PROJECT AREA CENTRAL

## Pacific Electric RIGHT-OF-WAY (ROW)

This narrow strip of land that runs diagonally through Long Beach offers even more green open space for Long Beach citizens and visitors to enjoy, with walking and bicycling trails, and native plants. Construction included an off-street bike path, on-street bicycle striping and signage, area lighting, drought tolerant landscaping, a water-efficient irrigation system, signage and fencing. Bike trails link the neighborhoods in Central Long Beach to Long Beach City College with future improvements at Chittick Field. Construction of the project was completed early Spring 2012.

**Total Project Cost: \$9,500,000**

**LBRDA Contribution: \$ 7,200,000**

**FY12 LBRDA Contribution: \$31,683**



## Poly Gateway MARQUEE SIGNS

In 2008, the former LBRDA purchased two properties; the first located at 1790 Atlantic Avenue (Atlantic & Pacific Coast Highway [PCH]) and the second at 998 E. PCH (Martin Luther King & PCH) for the purpose of constructing and developing open space in the Poly High Redevelopment Project Area.

The unveiling of the Long Beach Poly Marquee signs took place on May 16, 2012, six months after construction began. The new gateway signs are a symbol of pride for those in the neighborhood and in an area in need of public improvement. The landscape design and use of both softscape and hardscape make these signs welcome additions to the neighborhood.

**Total Project Cost: \$55,270**

**LBRDA Contribution: \$55,270**

**FY12 LBRDA Contribution: \$55,270**





## Facade Improvements

### FORMER CATHOLIC ARTICLES BUILDING 732 E. 7TH STREET

Located on one of the busiest thoroughfares in the city, this mixed-use commercial building suffered from years of neglect and deferred maintenance. After many months of negotiation, the former LBRDA succeeded in securing a participation agreement with the absentee owner and tenants. The end result was elimination of blight by improving the exterior appearance of the building. New awnings and paint bring this building back to life and is a welcome addition to this lively neighborhood.

**Total Project Cost: \$48,000**

**LBRDA Contribution: \$48,000**

**FY12 LBRDA Contribution: \$7,649**



**Before**



**After**

## Facade Improvements

### PHO HONG PHAT RESTAURANT 3239 E. ANAHEIM STREET

Pho Hong Phat is one of the most popular restaurants along the East Anaheim corridor. Using the expertise of local architectural and contracting firms, this mixed-use property was dramatically transformed to an iconic building in the neighborhood. The exterior facade improvements prompted the property/business owner to invest in additional improvements to the interior of the restaurant.

**Total Project Cost: \$107,000**

**LBRDA Contribution: \$107,000**

**FY12 LBRDA Contribution: \$106,788**



**Before**



**After**



## PROJECT AREA

### WEST LONG BEACH INDUSTRIAL

#### Westside Storm Drain (PHASE II)

The Westside Industrial area has long had issues with floodwaters during the winter months. This not only impacted the local businesses in the area but also presented a safety issue that needed to be addressed.

Phase II of a three-phase project was completed in March 2013 and consisted primarily of rehabilitating the Pump Station that serves West Long Beach by replacing the pumps, some of which were more than 50 years old; renovating the building and surrounding pavement areas; constructing a maintenance catwalk and baffle walls; and upgrading the electrical system, controls, and emergency power. The Pump Station Phase II improvements provide the capacity to accommodate additional water flow created by the improved storm drains constructed in Phase I of the Project, and to be constructed in Phase III.

As a result of these improvements, the impact from flooding will be minimized and roads will be safer in this important industrial district.

**Total Project Cost: \$3,615,000**  
**LBRDA Contribution: \$3,615,000**  
**FY12 LBRDA Contribution: \$3,304,090**





## Facade Improvements

### ATLAS MARINE 1570 COTA AVENUE

Home to a long established transportation company in the Westside Industrial area, this facade improvement introduced a design that toned down the industrial feel of the property. The program allowed for exterior rehabilitation of multiple buildings along Cota Avenue. In addition to exterior painting, other improvements included the installation of new doors and windows, paving, and landscaping.

**Total Project Cost: \$118,150**

**LBRDA Contribution: \$118,150**

**FY12 LBRDA Contribution: \$118,150**



**Before**



**After**

## Facade Improvements

### BRUNO & SONS CABINETS 1690 HAYES STREET

Since 1959, Bruno & Sons Cabinets has been operating a family-owned business in the Westside Industrial area of the city. The company prides itself in providing high-quality custom made cabinetry for commercial and residential properties. The facade program allowed for a major transformation to the exterior of the building, including newly installed stonework on the front of the building. The combination of exterior work and design have made this property one of the most appealing buildings in the neighborhood.

**Total Project Cost: \$40,000**

**LBRDA Contribution: \$40,000**

**FY12 LBRDA Contribution: \$31,507**



**Before**



**After**



## PROJECT AREA NORTH

## North Neighborhood LIBRARY

Exterior design of the new North Neighborhood Library was substantially completed in 2012 and Planning Commission approval was awarded in spring 2013. The design unveiled to the community includes artistic glass walls, "green screen" vertical plant materials on walls facing residences on Lime Avenue, and a re-engineered version of the iconic Atlantic Theater tower integrated into a glass roof atop the children's reading room. Located in the 5800 block of Atlantic Avenue, the 25,000-square-foot-facility will be a state-of-the-art focal point for the North Village, offering areas for children, teens, and adults, as well as a community center and pedestrian plaza. Completion of this bond-funded project is expected in fall 2015.

**Total Project Cost: \$16,218,000**  
**LBRDA Contribution: \$16,218,000**  
**FY12 LBRDA Contribution: \$75,104**



## Fire Station 12

The new Fire Station 12 is located at 1199 East Artesia Boulevard. The 11,000-square-foot station will have a communications tower that will greatly enhance portable radio coverage throughout the city. A new 4,600 square foot Emergency Resource Center will be used for community emergency response training, first aid training, and as storage space for fire apparatus. A portion of the buildings is being constructed using recycled materials. The roof and paving are designed to help reduce the urban heat-island effect. The project will receive a minimum of a Gold rating from the US Green Building Council's Leadership in Energy and Environmental Design (LEED). Completion of this project is expected September 2013.

**Total Project Cost: \$10,033,000**  
**LBRDA Contribution: \$10,033,000**  
**FY12 LBRDA Contribution: \$2,088,013**





## Facade Improvements

### DAVE'S BURGERS 3396 ATLANTIC AVENUE

Dave's Burgers is located at the gateway to the Bixby Knolls neighborhood. The facade improvement project was a collaborative effort between the property owner, the business owner, United Oil, the LBRDA, and Bixby Knolls Business Improvement Association (BKBIA), to rehabilitate the iconic pole sign and clock.

**Total Project Cost: \$25,000**

**LBRDA Contribution: \$25,000**

**FY12 LBRDA Contribution: \$25,000**



**Before**



**After**

## Facade Improvements

### THE FACTORY 4020 ATLANTIC AVENUE

The Factory is another example of a partnership between the RDA, BKBIA, and the business owner to utilize the Facade Improvement Program to enhance the exterior of this popular neighborhood restaurant. The Factory is a favorite spot for those attending the "First Friday" events organized by the BKBIA.

**Total Project Cost: \$7,800**

**LBRDA Contribution: \$7,800**

**FY12 LBRDA Contribution: \$7,800**



**Before**



**After**



City of Long Beach  
Department of Development Services  
333 W. Ocean Blvd., 3rd Floor | Long Beach, CA 90802 | [www.lbds.info](http://www.lbds.info)

This information is available in an alternative format by request to Meg Rau at (562) 570-7744.  
For an electronic version of this form, visit our website at [www.lbds.info](http://www.lbds.info).